

Omkara Assets Reconstruction Private Limited
Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg,
R.G. Gadkari Chowk, Dadar West, Mumbai 400 028 Tel.: 022-
69231111/ .9967927525



[Appendix - IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor **M/s Bhavesh Steels (Borrower), Mr. Mahindra Vastimal Jain (Partner), Mr. Ashok Vastimal Jain (Partner), Mr. Madan Vastimal Jain (Partner), Mr. Bhavesh Ashok Jain (Partner), Mr. Gautam Vastimal Jain (Guarantor), Mr. Ramesh Vastimal Jain (Guarantor), Mrs. Santosha Ramesh Jain (Guarantor) and M/s Bhavesh Strips (Corporate Guarantor)** that the below described immovable properties mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction on 13.02.2024, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis on **27.03.2024 at 11:00 am to 12:00 pm** (last date and time for submission of bids is **26.03.2024 by 5.00 PM**), for recovery of **Rs. . 7, 33,79,202/- (Rupees Seven Crore Thirty Three Lakhs Seventy Nine Thousand and Two Hundred and Two Only) as on 29/09/2021** Plus Interest and Expenses w.e.f. 30.09.2021 due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

For property at Lot No. 1- The reserve price will be **Rs.2,05,00,000/-** (In Words Rs. Two Crore and Five Lakhs Only) and the earnest money deposit will be **Rs.20,50,000/-** (In Words Rs. Twenty Lakhs and Fifty Thousand Only).

For property at Lot No. 2- The reserve price will be **Rs.1,72,00,000/-** (In Words Rs. One Crore and Seventy Two Lakhs Only) and the earnest money deposit will be **Rs.17,20,000/-** (In Words Rs. Seventeen Lakhs and Twenty Thousand Only).

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 29/2021-22 Trust) has acquired entire outstanding debts lying against above said Borrower/Co-borrower/Guarantors vide Assignment Agreement dated 29.09.2021 along with underlying security from Bank of Baroda.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

Lot No.	DESCRIPTION OF THE PROPERTY	Reserve Price	EMD
Lot No. 1	Residential Flat No. 101 admeasuring 634 Sq Ft in Carpet Area, Shree Yamuna Apartment , Plot No.121, Vile Parle (East), Mumbai 400 057 ("Property 1")	Rs.2,05,00,000/-	Rs.20,50,000/-
Lot No. 2	Residential Flat No. B 303 admeasuring 432 Sq Ft in Carpet Area and having a built up area of 540 , Shree Yamuna Apartment Sq Ft, Plot No.121, T.P.S. No. II at Malaviya Road, Vile Parle (East), Mumbai 400 057 ("Property 2")	Rs.1,72,00,000/-	Rs.17,20,000/-

Date of E- Auction	27.03.2024 at 11.00 am
Minimum Bid Increment Amount	Rs. 5,00,000/-
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD:	26.03.2024 by 5:00 pm
Status of Possession	Physical
Known Liabilities/Encumbrances	Sales Tax Attachment and Society Dues

For detailed terms and conditions of the sale please refer to the link provided in secured creditor website i.e. <http://omkaraarc.com/auction.php>. Bidder may also visit the website <http://www.bankeauction.com> or contact service provider M/s. C1 India Pvt. Ltd”, Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, or Mr. Bhavik Pandya, Mobile : 8866682937 E mail – maharashtra@c1india.com.

**For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 29/2021-22 Trust)**

**Sd/-
Authorized Officer**

Date: 09.03.2024

Place: Mumbai

NOTICE OF 15 (FIFTEEN DAYS)

This Publication is also a Fifteen Days' notice to the Borrowers/Co-borrower/Guarantors under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

**For Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 29/2021-22 Trust)**

**Sd/-
Authorized Officer
(Ms. Soniya Gurudinasinghani +91 91689 42421)**